IN RE: PETITION FOR RESIDENTIAL

ZONING VARIANCE N/S Greenmeadow Drive, 150 tt. \* ZONING COMMISSIONER E of c/l Tree Lane 162 Greenmeadow Drive

\* OF BALTIMORE COUNTY

4th Councilmanic District Terrence Lee Maskol

Petitioners

8th Election District

\* Case No. 91-511-A

\* \* \* \* \* \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.B (Section III, "A" Residence C.3 Amended) of the Baltimore County Zoning Regulations (B.C.E.R.) to allow a side yard of 5 ft. in lieu of the required / ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon—the—documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for ball proce County this 3/ Tay of 1667, 1991 that the Petition for a Months Variance from Section 1802.3.B (Section III, "A" Residence C.3 Amended) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard of 5 ft. in lieu of the required / ft., in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original

> 2. The Petitioners shall not allow or cause the addition to be converted to a second dwelling unit and/or apartment.

> 3. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

> > Zoning Commissioner U for Baltimore County

JRH/mmn

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoming Commissioner of

Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/ere competent to testify thereto in the event that a public hearing is acheduled in the future with

162 Greenmeadow Drive,

That the Affiant(s) does/do presently reside at

Timonium, Maryland 21093

That besed upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate bardship or practical difficulty)

Need additional living space to accomposate a growing family.
 To add to the rear of the house would involve removal of three mature oak

Enlargement of the living/dining area does not create effective living space if

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Cindy Lee Maskol and Terrence Lee Maskol

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made asth in due form of law that the metters and facts hereinshove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITHESS my hand and Notarial Seel.

162 GREENMEADOW DRIVE

Property Description

Beginning at a point on the north side of Greenmeadow Drive, which is 50 feet wide, at the distance of 150 feet east of the centerline of the nearest improved intersecting street, Tree Lane, which is 40 feet wide. Being Lot #34, Block R. Section #I in the subdivision of Haverford, as recorded in Baltimore County Plat Book #19, Folio #36, containing 12,768 square feet, or approximately .29 acres. Also known as 162 Greenmeadow Drive, and located in the 8th Election District, 4th Councilmanic District.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

July 31, 1991

Mr. and Mrs. Terrence Lee Maskol 162 Greet meadow Drive Timonium, Maryland 21093

> RE: Petition for Residential Zoning Variance Case No. 91-511-A

Dear Mr. and Mrs. Maskol:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

cc: Peoples Counsel

District 111	Date of Posting 1/14/11
Location of property: Manual 20 20 20 20 20 20 20 20 20 20 20 20 20	way to the the way
Location of Signer	Buy oping Billion His Lucy,
Remarks: Posted by Stoneton	

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6764771 O PUBLIC HEARING FEED PRICE \$35.00 OID PERMING VARIANCE PIELL 1 7 OSC WPGSTING SIGNS / ACCESTISING 1 X TO!AL: \$60.00

04A04#9093MICHEC

addition is in rear.

Attorney for Petitioner:

the description and plot attached herete and made a part hereof, petition for a Variance from Saction 1802.3.8 (Section III, "A" Residence. C.3 Amended) to allow a side yard of 5 ft. in lieu of the required

the Equing Regulations of Beltimore County, to the Zoning Law of Beltimore County, for the following seasons:

(indicate hardship or practical difficulty)

1. Need additional living space to accommodate a growing family.

To add to the rear of the house would involve removal of three mature Enlargement of the living/dining area does not create effective living space if

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this patition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penelties of perjury, that I/we are the lengt owner(s) of the property which is the subject of this Petition.

JERLENCE LEE MOKOL

all the posted on the property on or before the 14 day of July 189 91

A PARTY INCOME HAVING EVEN REQUESTED SNOVER PERIOD TO SE REQUESTED.



Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

HI West Chesapeake Avenue Towson, MD 21204

Timonium, Maryland 21093

Terrence and Cynthia Maskol

162 Greenmeadow Drive

Re: CASE NUMBER: 91-511-A LOCATION: N/S Greenmeadow Drive, 150' E of c/l Tree Lane 162 Greenmeadow Drive

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 14, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is July 29, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reposting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that wou will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens (301) 887-3391

